

Document #4757

CONTRACT FOR PROFESSIONAL SERVICES

BY AND BETWEEN

BOSTON REDEVELOPMENT AUTHORITY

AND

NUESTRA COMUNIDAD
391 Dudley Street
Roxbury, MA 02119

THIS AGREEMENT entered into this day of , 1986 by and between the Boston Redevelopment Authority, a public body politic and corporate, duly organized and existing pursuant to Chapter 121 of the General Laws of the Commonwealth of Massachusetts, having its usual place of business in Boston, Massachusetts hereinafter referred to as the "Authority", and the COMMUNITY DEVELOPMENT CORPORATION identified above, hereinafter referred to as the "Contractor".

1. Scope of Services

The Contractor shall, as directed by the Director or his designee, provide the following services hereunder.

The Contractor shall provide all services necessary to bring the 5 INFILL BUILDINGS identified as follows, up to the Final Designation stage.

PROPERTIES

Nuestra Comunidad

8 Dunmore Street
263 Eustis Street
105 George Street
120 George Street
28 West Cottage Street

Such services shall include but not be limited to the following tasks:

- A) Provide staff to design the financial and marketing program.
- B) Obtain financial commitments for construction and permanent loans.

- C) Identify additional subsidy resources to achieve affordability.
- D) The Contractor shall join with the other tentatively designated redevelopers of Infill (Codman Sq. HDC, Roxbury - No. Dorchester RC, Quincy - Geneva/Roxbury Multi-Service Center), to form a consortium that will contract for engineering, architectural and construction services. The purpose of this consortium will be to achieve economies of scale and efficiency of production.

2. Consultation

It is understood that the contractor will be available to discuss and work with designated Authority staff or any other staff member of the other three Community Development Corporations (C D C's) which collectively shall form the consortium referenced in 1(A).

3. Funding

The Authority shall provide a payment to the Contractor of an amount not to exceed \$15,000.00. Funding from the Authority will be used solely to defray expenses incurred in the provision of the services referred herein.

4. Amount, Time, and Manner of Payment

The Contractor, on or before the last day of each month shall furnish the Authority with a progress report detailing services provided during the previous month. Such progress report shall be accompanied by an itemized financial statement which shall accurately reflect its receipts, credits, disbursements, and incurred expenses associated with the funds provided under this contract. Such financial statement shall indicate the amounts and names of persons paid with subject funds.

The Authority shall provide funds to the Contractor in two equal payments of \$7,500.00. The first payment will be made upon receipt of copies of Articles of Incorporation of the above consortium. The second payment to be made upon receipt by the Contractor of evidence of firm financing commitments for the subject properties.

It is understood and agreed that any Authority-provided funds hereunder, remaining unused at the expiration or termination of this contract held either by the Contractor or the Authority, will revert automatically to the Authority.

5. Time of Performance

All services hereunder shall be completed within 270 days after execution of this agreement.

6. Assignment

The Contractor shall not assign or in any way transfer its interest or rights in the Agreement without prior written consent of the Authority.

7. Severability

Each and every covenant and agreement contained in this Agreement is and shall be construed to be separate and independant covenant and agreement. If any term or provision herein or the application thereof to any person or circumstances shall to any extent be invalid and unenforceable, the remainder of this Agreement or the application of such term or provision to persons or circumstances other than those as to which it is invalid or unenforceable shall not be affected thereby, and each term and provision of this Agreement shall be valid and shall be enforced to the extent permitted by law.

8. Findings

All of the reports, information, data, etc., prepared or assembled by the Contractor under this Contract shall be made available upon request to the Authority.

9. Amendment

This Transfer Agreement may be amended only by a written agreement executed by the Contractor and the Boston Redevelopment Authority.

BOSTON REDEVELOPMENT AUTHORITY

By: _____
Stephen Coyle, Director

COMMUNITY DEVELOPMENT CORPORATION

By: _____
Name and Title

Approved as to Form

General Counsel

CONTRACT FOR PROFESSIONAL SERVICES

BY AND BETWEEN

BOSTON REDEVELOPMENT AUTHORITY

AND

CODMAN SQUARE H D C
704 Washington Street
Dorchester, MA 02125

THIS AGREEMENT entered into this day of , 1986 by and between the Boston Redevelopment Authority, a public body politic and corporate, duly organized and existing pursuant to Chapter 121 of the General Laws of the Commonwealth of Massachusetts, having its usual place of business in Boston, Massachusetts hereinafter referred to as the "Authority", and the COMMUNITY DEVELOPMENT CORPORATION identified above, hereinafter referred to as the "Contractor".

1. Scope of Services

The Contractor shall, as directed by the Director or his designee, provide the following services hereunder.

The Contractor shall provide all services necessary to bring the 4 INFILL BUILDINGS identified as follows, up to the Final Designation stage.

PROPERTIES

Codman Square H D C

60 Norwell Street
70 Norwell Street
65-69 Nightingale Street
3 Johnson Terrace

Such services shall include but not be limited to the following tasks:

- A) Provide staff to design the financial and marketing program.
- B) Obtain financial commitments for construction and permanent loans.

- C) Identify additional subsidy resources to achieve affordability.
- D) The Contractor shall join with the other tentatively designated redevelopers of Infill (Nuestra Comunidad, Roxbury - No. Dorchester RC, Quincy - Geneva/Roxbury Multi-Service Center), to form a consortium that will contract for engineering, architectural and construction services. The purpose of this consortium will be to achieve economies of scale and efficiency of production.

2. Consultation

It is understood that the contractor will be available to discuss and work with designated Authority staff or any other staff member of the other three Community Development Corporations (C D C's) which collectively shall form the consortium referenced in 1(A).

3. Funding

The Authority shall provide a payment to the Contractor of an amount not to exceed \$15,000.00. Funding from the Authority will be used solely to defray expenses incurred in the provision of the services referred herein.

4. Amount, Time, and Manner of Payment

The Contractor, on or before the last day of each month shall furnish the Authority with a progress report detailing services provided during the previous month. Such progress report shall be accompanied by an itemized financial statement which shall accurately reflect its receipts, credits, disbursements, and incurred expenses associated with the funds provided under this contract. Such financial statement shall indicate the amounts and names of persons paid with subject funds.

The Authority shall provide funds to the Contractor in two equal payments of \$7,500.00. The first payment will be made upon receipt of copies of Articles of Incorporation of the above consortium. The second payment to be made upon receipt by the Contractor of evidence of firm financing commitments for the subject properties.

It is understood and agreed that any Authority-provided funds hereunder, remaining unused at the expiration or termination of this contract held either by the Contractor or the Authority, will revert automatically to the Authority.

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BOSTON REDEVELOPMENT AUTHORITY

By: _____
Stephen Coyle, Director

COMMUNITY DEVELOPMENT CORPORATION

By: _____
Name and Title

Approved as to Form

General Counsel

CONTRACT FOR PROFESSIONAL SERVICES

BY AND BETWEEN

BOSTON REDEVELOPMENT AUTHORITY

AND

ROXBURY-NORTH DORCHESTER N R C

62 Warren Street

Roxbury, MA 02119

THIS AGREEMENT entered into this day of , 1986 by and between the Boston Redevelopment Authority, a public body politic and corporate, duly organized and existing pursuant to Chapter 121 of the General Laws of the Commonwealth of Massachusetts, having its usual place of business in Boston, Massachusetts hereinafter referred to as the "Authority", and the COMMUNITY DEVELOPMENT CORPORATION identified above, hereinafter referred to as the "Contractor".

1. Scope of Services

The Contractor shall, as directed by the Director or his designee, provide the following services hereunder.

The Contractor shall provide all services necessary to bring the 4 INFILL BUILDINGS identified as follows, up to the Final Designation stage.

PROPERTIES

Roxbury-North Dorchester N R C

165 Martin Luther King Boulevard

169 Martin Luther King Boulevard

20 Rockland Street

24 Rockland Street

Such services shall include but not be limited to the following tasks:

- A) Provide staff to design the financial and marketing program.
- B) Obtain financial commitments for construction and permanent loans.

- C) Identify additional subsidy resources to achieve affordability.
- D) The Contractor shall join with the other tentatively designated redevelopers of Infill (Nuestra Comunidad, Codman Square H D C, Roxbury Multi-Service Center), to form a consortium that will contract for engineering, architectural and construction services. The purpose of this consortium will be to achieve economies of scale and efficiency of production.

2. Consultation

It is understood that the contractor will be available to discuss and work with designated Authority staff or any other staff member of the other three Community Development Corporations (C D C's) which collectively shall form the consortium referenced in 1(A).

3. Funding

The Authority shall provide a payment to the Contractor of an amount not to exceed \$15,000.00. Funding from the Authority will be used solely to defray expenses incurred in the provision of the services referred herein.

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The Authority shall provide funds to the Contractor in two equal payments of \$7,500.00. The first payment will be made upon receipt of copies of Articles of Incorporation of the above consortium. The second payment to be made upon receipt by the Contractor of evidence of firm financing commitments for the subject properties.

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9. Amendment

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BOSTON REDEVELOPMENT AUTHORITY

By: _____
Stephen Coyle, Director

COMMUNITY DEVELOPMENT CORPORATION

By: _____
Name and Title

Approved as to Form

General Counsel

CONTRACT FOR PROFESSIONAL SERVICES

BY AND BETWEEN

BOSTON REDEVELOPMENT AUTHORITY

AND

QUINCY-GENEVA/ROXBURY MULTI-SERVICE CENTER

317 Blue Hill Avenue

Dorchester, MA 02121

THIS AGREEMENT entered into this day of , 1986 by and between the Boston Redevelopment Authority, a public body politic and corporate, duly organized and existing pursuant to Chapter 121 of the General Laws of the Commonwealth of Massachusetts, having its usual place of business in Boston, Massachusetts hereinafter referred to as the "Authority", and the COMMUNITY DEVELOPMENT CORPORATION identified above, hereinafter referred to as the "Contractor".

1. Scope of Services

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The Contractor shall provide all services necessary to bring the 4 INFILL BUILDINGS identified as follows, up to the Final Designation stage.

PROPERTIES

Quincy-Geneva/Roxbury Multi-Service Center

564 Blue Hill Avenue

25 Dale Street

15 Kensington Street

980 Tremont Street

Such services shall include but not be limited to the following tasks:

- A) Provide staff to design the financial and marketing program.
- B) Obtain financial commitments for construction and permanent loans.

- C) Identify additional subsidy resources to achieve affordability.
- D) The Contractor shall join with the other tentatively designated redevelopers of Infill (Nuestra Comunidad, Codman Square H D C, Roxbury-North Dorchester N R C), to form a consortium that will contract for engineering, architectural and construction services. The purpose of this consortium will be to achieve economies of scale and efficiency of production.

2. Consultation

It is understood that the contractor will be available to discuss and work with designated Authority staff or any other staff member of the other three Community Development Corporations (C D C's) which collectively shall form the consortium referenced in 1(A).

3. Funding

The Authority shall provide a payment to the Contractor of an amount not to exceed \$15,000.00. Funding from the Authority will be used solely to defray expenses incurred in the provision of the services referred herein.

4. Amount, Time, and Manner of Payment

The Contractor, on or before the last day of each month shall furnish the Authority with a progress report detailing services provided during the previous month. Such progress report shall be accompanied by an itemized financial statement which shall accurately reflect its receipts, credits, disbursements, and incurred expenses associated with the funds provided under this contract. Such financial statement shall indicate the amounts and names of persons paid with subject funds.

The Authority shall provide funds to the Contractor in two equal payments of \$7,500.00. The first payment will be made upon receipt of copies of Articles of Incorporation of the above consortium. The second payment to be made upon receipt by the Contractor of evidence of firm financing commitments for the subject properties.

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8. Findings

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9. Amendment

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BOSTON REDEVELOPMENT AUTHORITY

By: _____
Stephen Coyle, Director

COMMUNITY DEVELOPMENT CORPORATION

By: _____
Name and Title

Approved as to Form

General Counsel

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: RICARDO MILLETT, ASSISTANT DIRECTOR FOR COMMUNITY
DEVELOPMENT,
PETER DREIER, ASSISTANT DIRECTOR FOR HOUSING,
ROBERT MCGILVRAY, CHIEF OF REHABILITATION, AND
CHARLEEN REGAN, SENIOR RESIDENTIAL PLANNER

RE: APPROVAL OF TECHNICAL ASSISTANCE GRANT
CONTRACTS TO FOUR COMMUNITY DEVELOPMENT CORPORATIONS
TENTATIVELY DESIGNATED AS REDEVELOPERS OF THE INFILL
PROPERTIES

On March 20, 1986, the Boston Redevelopment Authority designated the following four Community Development Corporations (CDC's) to redevelop the 17 Infill structures owned by the BRA into large family units to be owned by low and moderate income families.

- Nuestra Comunidad
- Codman Sq. HDC
- Roxbury - No. Dorchester NRC
- Quincy-Geneva/Roxbury Multi-Service Center

The Authority is requested to approve Technical Assistance contracts between the BRA and each CDC for \$15,000 per CDC. The Scope of Service for the 4 Technical Assistance contracts will require the CDC's to provide staff to design the financial and marketing program, obtain financial commitments for construction and permanent loans, identify and obtain additional subsidy resources and work with the Infill Consortium to bring the Infill properties to final designation. The contract calls for half the contract amount (\$7,500) to be drawn upon the formation of the Consortium and the balance (\$7,500) to be drawn upon receipt of firm financing commitments.

The BRA technical assistance contract facilitates the development process at precisely the point where CDC's require the most help - up front. It will enable the four designated CDC's to expand their staff capacity to expedite the Infill redevelopment and insure the timely completion of the Infill program.

The 4 CDC's will join to form the Infill Collaborative to achieve economies of scale and efficiency of production in architectural engineering and construction contracts. Each CDC will be responsible for the financing and marketing of their designated units.

Each CDC has been tentatively designated to develop the following number of units:

Nuestra Comunidad	20	
Codman Sq. HDC	28	
Roxbury-No. Dorchester NRC	20	
Quincy-Geneva/Roxbury		
Multi-Service Center	16	
	TOTAL	84 units

An appropriate vote follows:

VOTED: To authorize the Director to enter in Technical Assistance Grant contracts with four CDC's: Nuestra Comunidad, Codman Sq. HDC; Roxbury - No. Dorchester NRC, Quincy - Geneva/Roxbury Multi Service Center for services in connection with the redevelopment of the Infill properties. Each contract will be for \$15,000.